

A regular meeting of the Cultural Heritage Commission convened at 8:33 A.M.

PRESENT: COMMISSIONERS: Julie Bartolotto  
Mike Burrous  
Doris Felix  
Karen Highberger  
John Malveaux  
Ana Maria McGuan  
Kerrie Weaver  
William Wynne  
Kevin Motschall, Vice Chair  
Layne Johnson, Chair

ABSENT: " : Laura Brasser (Excused)  
Kevin Doherty  
Dan Pressburg  
Brian Ulaszewski (Excused)

EX OFFICIO: Stanley E. Poe (Excused)

ALSO PRESENT: Jerry Olivera, Acting Neighborhood and Historic  
Preservation Officer  
Greg Carpenter, Planning Bureau Manager  
Jan Ostashay, PRC Services, Consultant  
Nancy Muth, City Clerk Specialist

Chair Johnson presiding.

Greg Carpenter, Planning Bureau Manager, introduced Jan Ostashay as the new Neighborhood and Historic Preservation Officer, effective August 29, 2005.

### **APPROVAL OF MINUTES**

There being no objection, Chair Johnson declared that the minutes of the meeting held July 20, 2005, be approved as submitted.

### **PUBLIC PARTICIPATION**

There was no public participation.

**UNFINISHED BUSINESS**

**Certificate of Appropriateness for Additions/Alterations, 3632 California Avenue**

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Carol Radtke, owner, 3632 California Avenue, spoke regarding the revisions to the proposed project.

Commissioner Burrous moved, seconded by Commissioner Malveaux, that the Certificate of Appropriateness for additions and alterations at 3632 California Avenue be approved as submitted with the August 17, 2005 staff report. The motion failed by the following vote:

AYES:	COMMISSIONERS:	Burrous, Malveaux, Motschall.
NOES:	"	: Bartolotto, Felix, Highberger, McGuan, Weaver, Wynne.
ABSENT:	"	: Brasser, Doherty, Pressburg, Ulaszewski.
ABSTAINED:	"	: Johnson.

Commissioner Doherty entered.

A discussion ensued.

Commissioner Wynne moved, seconded by Commissioner Highberger, that the Certificate of Appropriateness for additions and alterations at 3632 California Avenue be approved as submitted with the August 17, 2005 staff report, with the condition that the windows on the east elevation be stipulated as awning style on the drawings. Carried by unanimous vote.

**Certificate of Appropriateness for Additions/Alterations, 3584 Falcon Avenue**

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Jerry Search, owner, 3584 Falcon Avenue, discussed the changes to the set back and responded to questions.

Commissioner Pressburg entered.

Commissioner Wynne moved, seconded by Commissioner Burrous, that the Certificate of Appropriateness for additions and alterations at 3584 Falcon Avenue be approved as submitted, based on Secretary of Interior Standards Nos. 2, 5 and 9. Carried by the following vote:

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AYES:	COMMISSIONERS:	Bartolotto,Burrous,Doherty, Felix,Highberger,Malveaux, McGuan,Pressburg,Wynne.
NOES:	"	: Motschall.
ABSENT:	"	: Brasser,Ulaszewski.
ABSTAINED:	"	: Weaver,Johnson.

### **Certificate of Appropriateness for Alterations, 71 East Third Street**

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report and distributed a support letter from Bonnie Lowenthal, Councilmember, First District, copies of which were received and made a part of the permanent record.

A discussion ensued regarding a variety of issues, including the responsibility for mural maintenance, the possibility of relocating the mural, and the necessity for a public access easement.

Scott Choppin and Marni Stirling, Urban Pacific Builders, LLC, 244 Pine Avenue, and Alan Burks and Willutta McCullough, Environ Architecture, 235 East Broadway, Suite 406, discussed the changes to the project design and the treatment of the City's historic mural, indicated that relocation of the mural could still be accomplished after construction of the building was complete, and responded to questions.

Kristen Autrey, Director, Save the Long Beach City Skyline, spoke regarding public art remaining accessible to the public.

Commissioner Burrous moved, seconded by Commissioner Pressburg, that the Certificate of Appropriateness for alterations at 71 East Third Street be approved as submitted, with the following stipulations: 1) that staff review and verify the existence and recording of a public access easement; 2) that specification details be returned to staff; 3) that the April 21, 2004 submittal conditions apply and each of the conditions be returned to the Commission; and 4) that conceptual design for additional elements, including possible street furniture, water features, and trash receptacles be returned to the Commission for approval prior to occupancy. Carried by the following vote:

AYES:	COMMISSIONERS:	Bartolotto,Burrous,Doherty, Felix,Highberger,Pressburg, Weaver,Wynne,Motschall.
NOES:	"	: Malveaux,McGuan,Johnson.
ABSENT:	"	: Brasser,Ulaszewski.

### **Certificate of Appropriateness for Additions/Alterations, 3757 Falcon Avenue**

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

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Kevin Love, Kevin Love Architecture, 33262 Sea Knoll Drive, Dana Point, discussed the changes to the design submittal and responded to questions.

Commissioner Wynne moved, seconded by Commissioner McGuan, that the Certificate of Appropriateness for additions and alterations at 3757 Falcon Avenue be approved as submitted, based on Secretary of Interior Standards Nos. 2, 5, 9 and 10, with the stipulation that the east elevation front stoop detail and shed roof over the living room window be eliminated. Carried by the following vote:

AYES:	COMMISSIONERS:	Bartolotto, Burrous, Doherty, Felix, Highberger, Malveaux, McGuan, Pressburg, Wynne, Motschall.
NOES:	"	: Weaver.
ABSENT:	"	: Brasser, Ulaszewski.
ABSTAINED:	"	: Johnson.

#### **Certificate of Appropriateness for New Construction, 2401 Ocean Boulevard**

Commissioner Highberger recused herself and retired.

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Helena and Bill Stayart, 103 Hermosa Avenue, spoke regarding their meeting with the Bluff Park Homeowners Association and indicated that there had been no opposition to the project.

Commissioner McGuan moved, seconded by Commissioner Burrous, that the Certificate of Appropriateness for new construction at 2401 Ocean Boulevard be approved as submitted, based on Bluff Park Ordinance C-6835, Section A, and with the condition that should the garage variance not be approved, the garage design would return to staff for review. Carried by the following vote:

AYES:	COMMISSIONERS:	Bartolotto, Burrous, Doherty, Felix, Malveaux, McGuan, Pressburg, Weaver, Motschall.
NOES:	"	: Wynne.
ABSENT:	"	: Brasser, Highberger, Ulaszewski.
ABSTAINED:	"	: Johnson.

Commissioner Highberger entered.

**NEW BUSINESS**

**Certificate of Appropriateness for Additions/Alterations, 750 Molino Avenue**

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Roger Peter Porter of Roger Peter Porter, Architect, Inc., 3837 East 7th Street, discussed the proposed project and responded to questions.

Commissioner Wynne moved, seconded by Commissioner Motschall, that the Certificate of Appropriateness for additions and alterations at 750 Molino Avenue be approved as submitted, based on Secretary of Interior Standards Nos. 2, 9 and 10. Carried by the following vote:

AYES:	COMMISSIONERS:	Bartolotto, Burrous, Doherty, Felix, Highberger, Malveaux, McGuan, Pressburg, Weaver, Wynne, Motschall.
NOES:	"	: None.
ABSENT:	"	: Brasser, Ulaszewski.
ABSTAINED:	"	: Johnson.

**Certificate of Appropriateness for Alterations, 3555 Gundry Avenue**

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Lee Barnes, owner, 3555 Gundry Avenue, spoke regarding the proposed alterations and responded to questions.

Commissioner Wynne moved, seconded by Commissioner Pressburg, that the Certificate of Appropriateness for alterations at 3555 Gundry Avenue be approved as submitted, based on Secretary of Interior Standards No. 10. The motion failed by the following vote:

AYES:	COMMISSIONERS:	Bartolotto, Felix, Highberger, Pressburg, Wynne.
NOES:	"	: Burrous, Doherty, Malveaux, McGuan, Weaver, Motschall.
ABSENT:	"	: Brasser, Ulaszewski.
ABSTAINED:	"	: Johnson.

Commissioner Motschall moved, seconded by Commissioner Weaver, that the Certificate of Appropriateness for alterations at 3555 Gundry Avenue be approved as submitted, based on Secretary of Interior Standards No. 10, with the stipulation that approval

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be based on the applicant's intent to occupy the property and the elimination of the front path. Carried by the following vote:

AYES:	COMMISSIONERS:	Bartolotto, Doherty, Felix, Highberger, Malveaux, Weaver, Wynne, Motschall.
NOES:	"	: McGuan, Pressburg.
ABSENT:	"	: Brasser, Ulaszewski.
ABSTAINED:	"	: Burrous, Johnson.

**Certificate of Appropriateness for Additions/Alterations, 3546 Gaviota Avenue**

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record: and indicated that the applicant was not present.

Commissioner Burrous moved, seconded by Commissioner Pressburg, that the Certificate of Appropriateness for additions and alterations at 3546 Gaviota Avenue be laid over until the applicant could be present. Carried by unanimous vote.

**Certificate of Appropriateness for House Relocation, 419-421 Daisy Avenue**

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Cheryl Perry, 351 Magnolia Avenue, representing the Willmore City Historical Association, explained the proposed project and responded to questions.

Commissioner Burrous moved, seconded by Commissioner Pressburg, that the Certificate of Appropriateness for relocation of the house at 419-421 Daisy Avenue be approved as submitted, with the conditions that the garage door, the front and rear steps, and the color scheme return to staff for approval. Carried by unanimous vote.

At 11:09 A.M., Chair Johnson declared a recess.

The meeting reconvened at 11:15 A.M.

PRESENT:	COMMISSIONERS:	Julie Bartolotto Mike Burrous Kevin Doherty Doris Felix Karen Highberger John Malveaux Ana Maria McGuan
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Kerrie Weaver  
William Wynne  
Kevin Motschall, Vice Chair  
Layne Johnson, Chair

ABSENT: " : Laura Brasser (Excused)  
Brian Ulaszewski (Excused)

EX OFFICIO: Stanley E. Poe (Excused)

ALSO PRESENT: Jerry Olivera, Acting Neighborhood and Historic  
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Greg Carpenter, Planning Bureau Manager  
Jan Ostashay, PRC Services, Consultant  
Nancy Muth, City Clerk Specialist

Chair Johnson presiding.

**Discussion: Shoreline Gateway Project, Presentation by Anderson Pacific LLC**

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Jim Anderson and Ryan Altoon, Anderson Pacific, LLC, 6701 Center Drive West, Suite 670, Los Angeles, and Michael Bohn, Studio One-Eleven, explained the process involved in designing the project; provided an overview of the proposed design plan; and responded to questions.

A discussion ensued and the Commissioners expressed their concerns, noting that the project should compliment and not overshadow the Villa Riviera.

Kristen Autrey, Director, Save the Long Beach City Skyline, expressed her concerns and preference for use of the property.

**Discussion: Landmark Designation for 5870 Atlantic Avenue (Atlantic Theatre)**

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Commissioner Pressburg suggested pursuing landmark status for, and preserving the Atlantic Theatre building through adaptive reuse; or, at a minimum, obtaining some mitigation for the North Long Beach Project Area to compensate for the loss of the historic structure.

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Lee Mayfield, Redevelopment Project Officer for the North Long Beach Project Area, spoke regarding the strategic guide for and the current status of the plans for redeveloping the area; indicated that the Redevelopment Agency (RDA) has had no discussions pertaining to historic designation of the Theatre; and suggested seeking the RDA input.

Commissioner Pressburg moved, seconded by Commissioner Doherty, that consideration of historic designation for the Atlantic Theatre at 5870 Atlantic Avenue be placed on the September agenda. Carried by unanimous vote.

Staff was requested to gather information regarding the physical condition of the building prior to the September meeting and provide a staff recommendation.

### **Staff Report**

Greg Carpenter, Planning Bureau Manager, spoke regarding a memorandum being prepared for City Council in response to newspaper articles pertaining to the July 20, 2005 Commission meeting, and a list of issues and projects needing the Commission's attention; and indicated that the City planned to apply for funds through the Navy Trust to assist with various project.

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, reported regarding two properties under construction and achieving enforcement of the approved Certificates through placing a hold on the final building permit.

Commissioner Bartolotto retired.

Greg Carpenter, Planning Bureau Manager, indicated that there was an appeal for the exterior alterations project at 349 Carroll Park East scheduled with the Planning Commission on September 1, 2005.

### **ANNOUNCEMENTS**

Commissioner Doherty retired.

Chair Johnson inquired regarding the election of officers, and it was determined that the item would be on the September agenda.

Commissioner Burrous suggested defining what designates a complete submittal package for Commission approval, and it was unanimously agreed that staff would prepare a proposal for discussion of the submittal packet contents.



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Chair Johnson spoke regarding the Bluff Park Neighborhood Association's plan to review the ordinance governing its district, and the September 1, 2005 appeal scheduled with the Planning Commission for the project at 349 Carroll Park East.

Commissioner Highberger inquired regarding the procedure that should be followed to tighten up all the governing ordinances for historic districts, and a moratorium on building in historic districts.

Commissioner Pressburg announced a public meeting scheduled with mayoral candidate Bob Foster on August 22, 2005.

Commissioner Burrous spoke regarding the funding cycle process for the Navy Trust.

Commissioner Malveaux inquired whether action was necessary on the historic tree issue discussed at a previous meeting.

### **ADJOURNMENT**

At 12:24 A.M., there being no objection, Chair Johnson declared the meeting adjourned.